

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director  
Prince George's County Planning Department

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)  
301-952-3595

February 5, 2015

The Honorable Michael H. Callahan  
Mayor  
Town of Cheverly  
Town Executive Offices  
6401 Forest Road  
Cheverly, MD 20875

**RE: Town of Cheverly Stage (MR-1416A)**

Dear Mayor Callahan:

The Prince George's County Planning Department appreciates the opportunity to comment on the proposed outdoor concrete stage to be constructed in place of a previously existing wooden stage located at 6401 Forest Road in Cheverly, Maryland. Our response to your request for comments focuses on consistency with existing plans, and the presence of a historic site nearby. These comments are stated in full in the enclosed memoranda. The staff recommendations are as follows:

- The submitted renderings appear to portray a temporary canopy over the stage. Staff suggests an attractive permanent shelter be considered over the stage.
- Some of the submitted information portrays the use of terraced seating, but this is not shown consistently. Staff believes the terraced seating is a beneficial feature to the site design that should be included within the scope of the project.
- The submitted information does not appear to provide any information about how the area might be lit at night. If the amphitheater is to be used at night, then adequate lighting should be provided for the safety of the patrons. To conserve energy, solar-powered light fixtures might be considered.

Thank you for allowing us the opportunity to comment on this proposed action. If you should have any questions or need additional information, please contact Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division, at 301-952-3580 or via email at [Fatimah.Hasan@ppd.mncppc.org](mailto:Fatimah.Hasan@ppd.mncppc.org).

Sincerely,

Fern Piret  
Planning Director

Enclosures

c: Derick Berlage, Chief, Countywide Planning Division  
Maria Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division  
Howard Berger, Planning Supervisor, Historic Preservation Section, Countywide Planning Division  
Cheryl Summerlin, Planning Supervisor, Urban Design Section, Development Review Division  
David Warrington, Town Administrator, Town of Cheverly  
Juan Torres, Public Works Director, Town of Cheverly  
Ruben Melendez, Jr., Project Manager, M2 Design Consulting  
Fatimah Hasan, Planner Coordinator, Special Projects Section, Countywide Planning Division  
Christine Osei, Mandatory Referral Project Manager, Special Projects Section, Countywide Planning Division  
Redis C. Floyd, Clerk of the Council, Prince George's County Council

January 27, 2015

**MEMORANDUM**

TO: Christine Osei, Mandatory Referral Project Manager  
Special Projects Section, Countywide Planning Division

VIA: Ruth Grover, Planner Coordinator, Urban Design Section

FROM: Meika Fields, Senior Planner, Urban Design Section

SUBJECT: **(MR-1416A) Town of Cheverly Stage**

The Urban Design Section has reviewed materials provided in support of MR-1416A, Town of Cheverly Stage, which will be a newly constructed outdoor stage. The stage is proposed to be located within the Cheverly Community Park in a grassy area between the existing tennis courts and ballpark. The Cheverly Community Park is located on the south side of Forest Road, approximately 650 feet east of its intersection with Park Way.

The proposed outdoor stage is located at the center of the existing park in an area that is naturally sloped. Urban Design staff believes the stage is a beneficial addition to the existing park. Staff also notes that the stage and access to the stage appear to have been designed with Americans with Disabilities Act (ADA) accessibility in mind.

The Urban Design section offers the following suggestions for the applicant to consider regarding the proposed project:

- 1) The submitted renderings appear to portray a temporary canopy over the stage. Staff suggests an attractive permanent shelter be considered over the stage.
- 2) Some of the submitted information portrays the use of terraced seating, but this is not shown consistently. Staff believes the terraced seating is a beneficial feature to the site design that should be included within the scope of the project.
- 3) The submitted information does not appear to provide any information about how the area might be lit at night. If the amphitheater is to be used at night, then adequate lighting should be provided for the safety of the patrons. To conserve energy, solar-powered light fixtures might be considered.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department

(301) 952-3680

January 13, 2015

**MEMORANDUM**

**TO:** Fatimah Hasan, Planner Coordinator  
Special Projects Section  
Countywide Planning Division

**VIA:** Howard Berger, Planning Supervisor  
Historic Preservation Section  
Countywide Planning Division

Jennifer Stabler, Planner Coordinator  
Historic Preservation Section  
Countywide Planning Division

**FROM:** Robert Krause, Planner Coordinator  
Historic Preservation Section  
Countywide Planning Division

**SUBJECT:** (MR-1416A) Proposed Town of Cheverly Stage, 6401 Forest Road, Cheverly, MD

**Background**

The proposed project calls for the construction of a new concrete stage measuring 19 feet by 30 feet in size to be located at the base of the Town of Cheverly Park. A previous wooden stage was removed from the construction area of the proposed project.

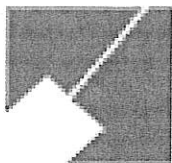
*Historic Preservation*

The parcel containing Mount Hope Slave Quarter Ruin (Prince George's County Historic Resource #69-24-025) is located within 500 feet of the parcel proposed for construction of the stage. There are no Prince George's County Historic Sites, Historic Resources or documented properties in the vicinity of the proposed construction at 6401 Forest Road, Cheverly, MD. This project will not impact any Prince George's County historic sites, or historic or archeological resources.

*Archeology*

All identified archeological resources were impacted by previous construction on the subject property. A Phase I archeological survey is not recommended in any of the proposed construction areas, as there are no identified archeological resources in any of the proposed areas of construction.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco

Prince George's County Planning Department  
Community Planning Division

301-952-3972

January 21, 2015

**MEMORANDUM**

TO: Fatimah Hasan, Planner Coordinator, Countywide Planning Division  
VIA: Scott Rowe, AICP, CNUA, Planner Coordinator, Community Planning Division  
FROM: Carol Beach, Planner Coordinator, Community Planning Division  
SUBJECT: (MR-1416A) Town of Cheverly Stage

**DETERMINATIONS**

This application is consistent with *Plan Prince George's 2035 Approved General Plan* Public Facilities Goal.

This application to build an outdoor stage and seating in the Cheverly Town Park is consistent with the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity* recommendation for use of park land for recreation.

**BACKGROUND**

Location: This application to build a stage is located at the base of the Cheverly's Town Park, where a stage was previously located, between the tennis courts and the ballpark at 6401 Forest Road, Cheverly, MD 20785.

Size: 600 square foot outdoor stage (and additional amphitheater style graded seating).

Existing Uses: Parks and Recreation

Proposal: This is a design for an outdoor stage that is approximately 600 square feet, and has a stepped concrete and landscaped curb for seating. The stage is made of concrete and has a pipe framing system that is covered by a canvas cover. It is wired for sound.

**GENERAL PLAN, MASTER PLAN AND SMA**

*Plan Prince George's 2035 Approved General Plan* public facilities goal is to:

*"Enhance the quality of life and economic competitiveness of Prince George's County through the efficient, equitable, and strategic siting of education, public safety, water and sewer, solid waste, and parks and recreation facilities." (pg. 171)*

The new stage and seating supports this goal; it will be an asset for the community and will add another activity to the park.

Master Plan: 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity*.

Planning Area: Planning Area 69/Bladensburg

Land Use: Recreation

Historic Resources: Mount Hope Slave Quarter Ruin, 69-024-25 is about 500 feet in distance.

Transportation: Access is provided along Forest Road, which terminates at the park, the crossroads to Forest Road are 63<sup>rd</sup> and 64<sup>th</sup> avenues.

Public Facilities: Department of Public Works, Town Hall and the Police Station.

Parks and Trails: There are none identified near the property, but the property is used as a park.

Aviation/ILUC: The property is not in an Aviation Policy Area, nor in the area governed by the Interim Land Use Controls.

SMA/Zoning: The area is zoned R-55, one family detached residential.

## PLANNING COMMENTS

This application is reviewed for consistency with *Plan Prince George's 2035 Approved General Plan* and the *1994 Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity*. The Parks and Recreation goals of *1994 Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity* in the Public Facilities chapter are:

“To provide parks, recreation facilities and programs to residents of the Planning Area based on needs, interests and availability.

To develop facilities that are functional, safe and sensitive to the surrounding environment.” (pg. 160)

The addition of an outdoor stage to the community park, for concerts and plays is consistent with this goal. It will increase the recreation activities of the residents within the park and within their own neighborhood. It is an activity which can entertain all age groups. Also, the design of the stage works using the natural terrain of the area, and does not disturb the area to a great extent.

Also, under the guidelines for Public Facilities of the *1994 Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity* is the following:

“6. Recreational opportunities offered in each community should reflect the recreational preferences and needs of local users.”(pg. 168)

c: Ivy A. Lewis, Chief, Community Planning Division